



ALACHUA 1.05 ACRE COMMERCIAL SITE

NW US HWY 441
ALACHUA, FL 32615

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Property Summary



OFFERING SUMMARY

| | |
|-----------------------|---------------------------|
| Sale Price: | \$1,100,000 |
| Lot Size: | 1.05 Acres |
| Price / Acre: | \$1,047,619 |
| Zoning: | CI |
| Market: | Gainesville |
| Submarket: | North Central Florida |
| Traffic Count: | 28,000 |
| APN: | 03051-000-000 |
| Road Frontage: | 210 ± FT |
| Video: | View Here |

PROPERTY OVERVIEW

Vacant commercial 1.05 acre site on busy Hwy 441, across the street from Santa Fe High School and next to the new Ellionos Coffee in Alachua Florida. Across the street is Publix Shopping Center. Less than 2 miles from Interstate 75.

PROPERTY HIGHLIGHTS

- Zoned Vacant Commercial
- Publix Shopping Center Across the Street
- 1.6 miles from I-75
- 1 block from signaled intersection
- Paved access road behind property

Location & Site Description



LOCATION DESCRIPTION

This exceptional 1.05 acre site is ideally situated right next door to the new Ellianos Coffee Shop and boasts a prime location directly across the street from Santa Fe High School in thriving Alachua County. What's more, the property is conveniently located a mere 1.6 miles from I-75, providing easy access to major transportation routes. Behind the property is the NW 162 Lane, a paved access road.

SITE DESCRIPTION

Alachua is located in North Central Florida and has experienced steady growth in recent years due to its strategic location, economic development efforts, and favorable quality of life. Gainesville, the county seat and home to the University of Florida is 30 min south from the property, UF is a major economic and cultural hub in the region, which has contributed to the county's growth.

Alachua is home to the Santa Fe College which has been recognized as one of the top community colleges in the nation.

This area serves this established I-75 market with its growing biotech employment center. Area biotech companies include Brammer Bio, Ology Bioservices, Inc, and Applied Genetics Technologies.

Developments & Retailer Map



Downtown Alachua

10 ± Minutes

68,000
Cars/Day

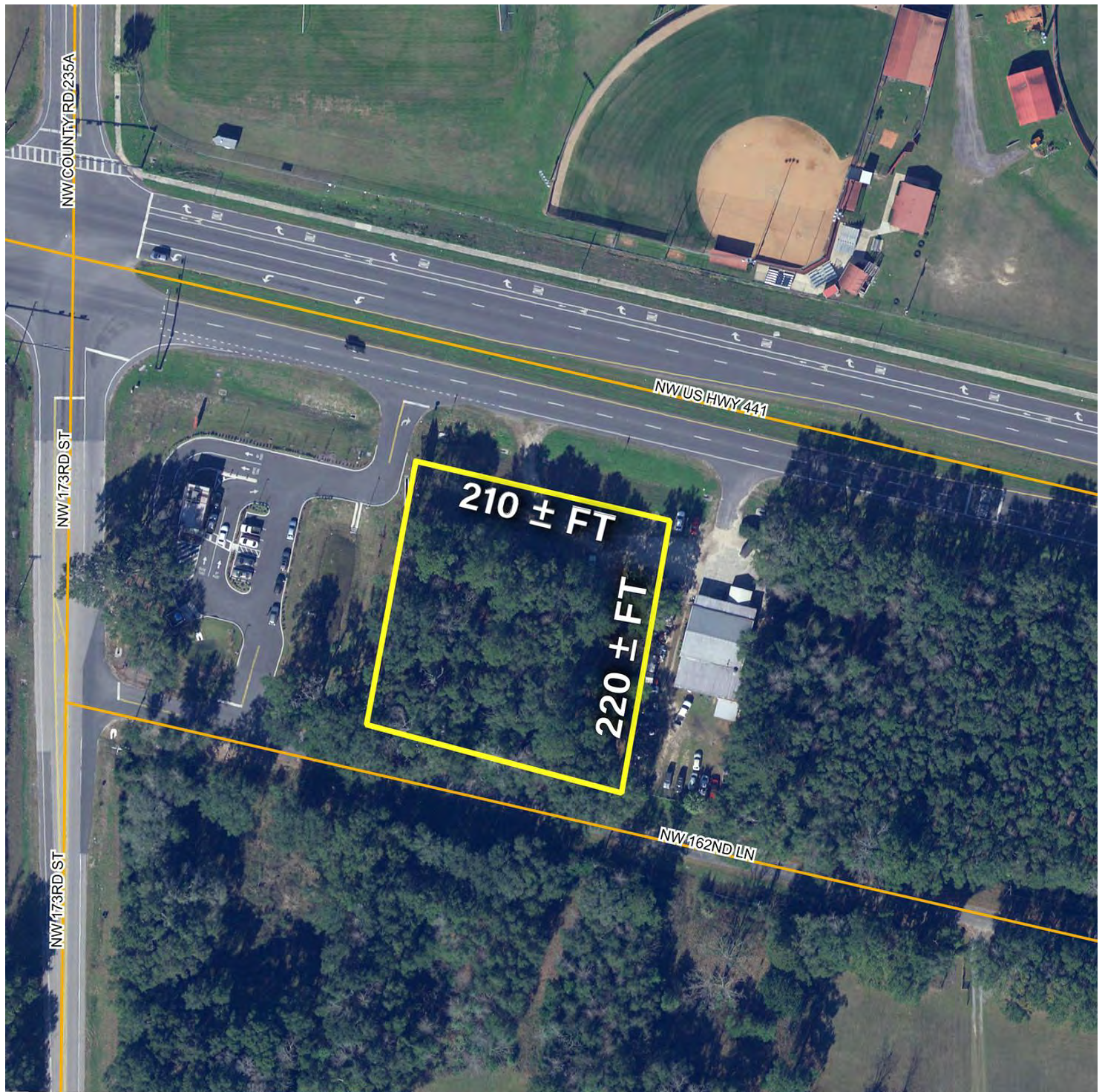


28,000
Cars/Day

SUBJECT



Lot Dimensions



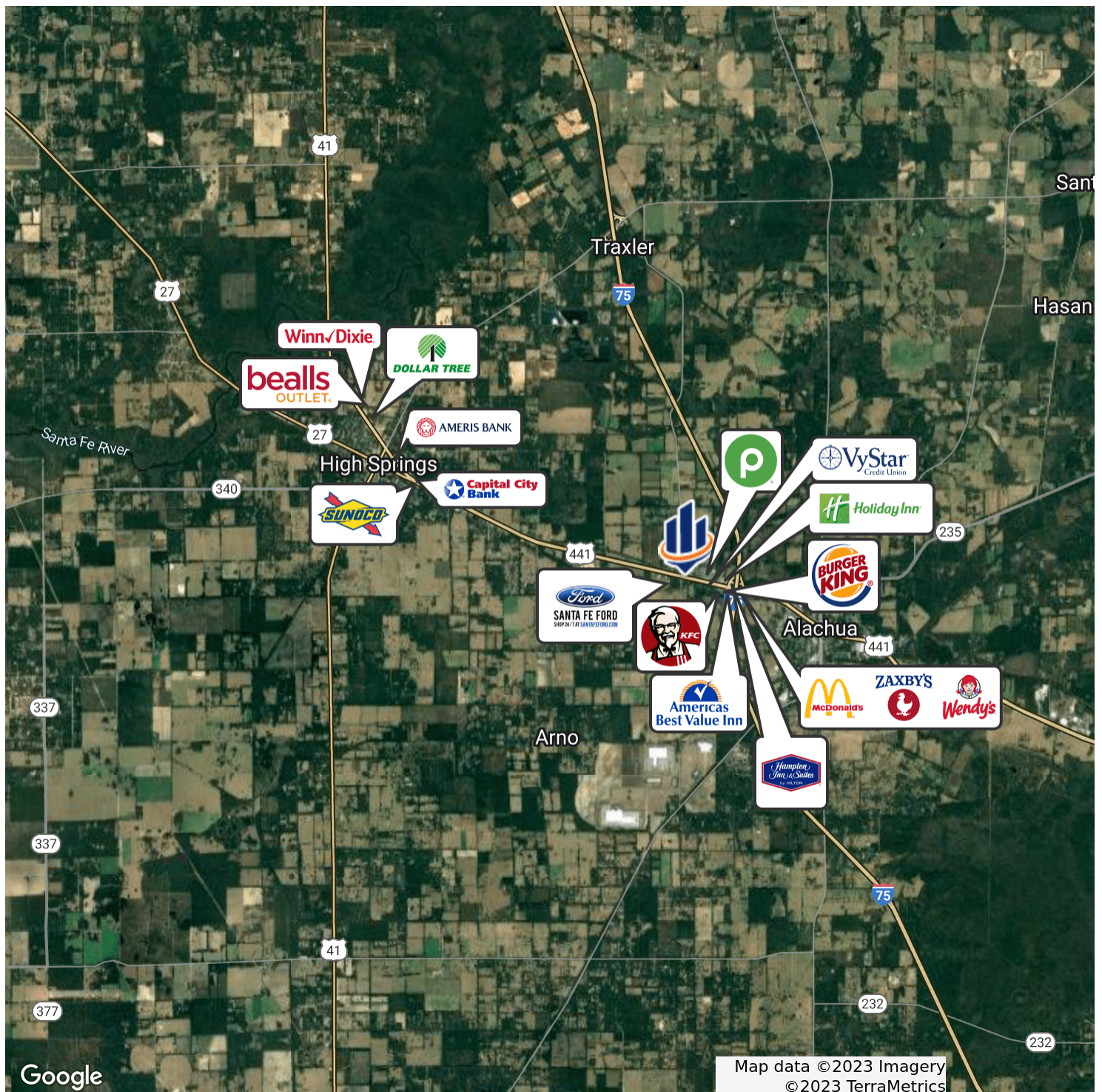
Additional Photos



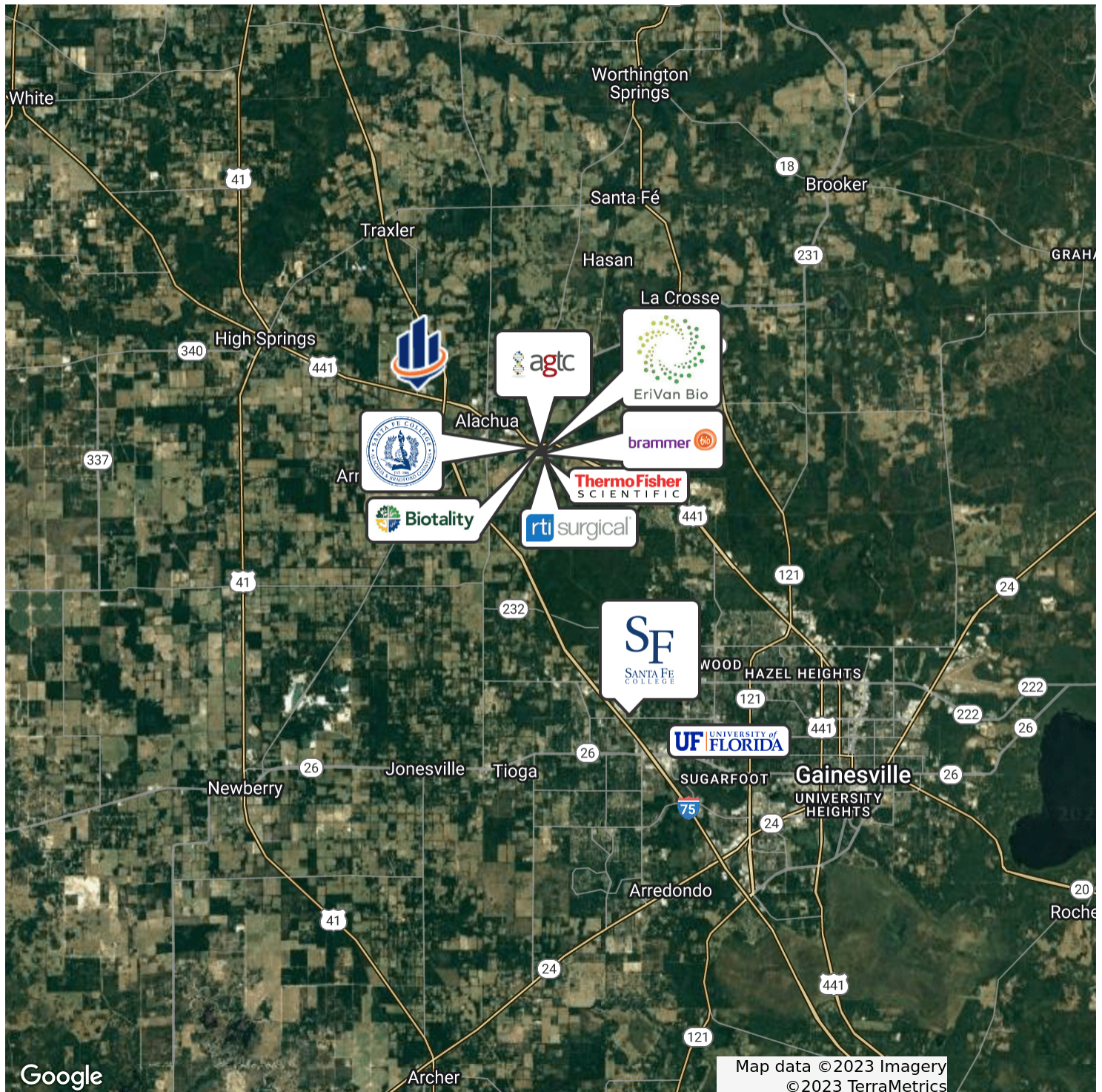
Additional Photos



Retailer Map



Major Corporations & Universities Map





LOCATION DESCRIPTION

Alachua, Florida is the second-largest city in Alachua County, Florida and the third-largest in North Central Florida. Alachua has one of the largest bio and life sciences sectors in Florida and is the site for the Santa Fe College Perry Center for Emerging Technologies.

This exceptional site is ideally situated right next door to the new Ellianos Coffee Shop, and boasts a prime location directly across the street from Santa Fe High School and Publix in thriving Alachua County.

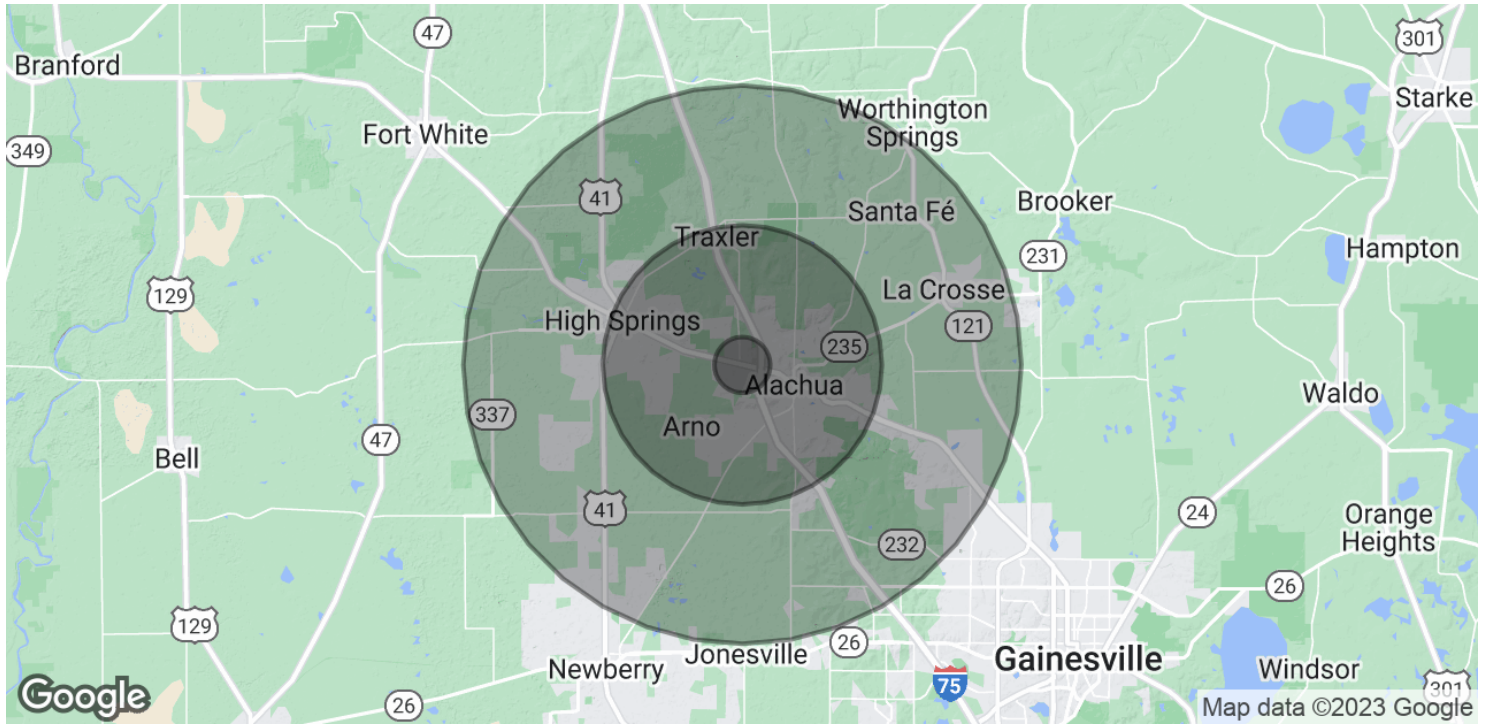
What's more, the property is conveniently located a mere 1.6 miles from I-75, providing easy access to major transportation routes.

Behind the property is the NW 162 Lane, a paved public access road for back entrance into this property.

LOCATION DETAILS

| | |
|-----------------|------------------------------|
| Market | Gainesville |
| Sub Market | North Central Florida |
| County | Alachua |
| Cross Streets | HWY 441 and NW 173rd St |
| Road Type | Highway |
| Market Type | Small |
| Nearest Highway | 1-75 |
| Nearest Airport | Gainesville Regional Airport |

Demographics Map & Report



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 747 | 11,050 | 45,304 |
| Average Age | 36.2 | 39.3 | 41.0 |
| Average Age [Male] | 38.5 | 38.8 | 39.7 |
| Average Age [Female] | 34.9 | 39.5 | 42.5 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total Households | 339 | 4,680 | 18,899 |
| # of Persons per HH | 2.2 | 2.4 | 2.4 |
| Average HH Income | \$70,118 | \$71,069 | \$77,182 |
| Average House Value | \$211,207 | \$219,528 | \$219,831 |

* Demographic data derived from 2020 ACS - US Census



AL FISHALOW

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Cell: **407.948.8029**

PROFESSIONAL BACKGROUND

Al Fishalow is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

Al specializes in Tenant Representation and Automotive Dealership Sales and Leasing. He offers his clients the benefit of more than 30 years of experience in the automotive industry. Previously, Al worked for 25 years with the Bob DanceAutomotive Group in Central Florida as a Corporate Rep/General Manager overseeing five dealership locations.

Prior to his career with Bob Dance, Al operated his own company as an account specialist focusing on receivables for several dealerships in the Central Florida area. He also worked for Madero Trading Company selling drilling equipment for Central and South America.

Al grew up in Central Florida and attended Rollins College to study Business Law. He is a proud father of two daughters, one a doctor and the other a businesswoman. He travels often and is an avid sportsman who enjoys fishing, diving, skiing and hang gliding.

Al specializes in:

- Tenant Representation
- Automotive Dealership Sales and Leasing

**HILLARY S. BRESSLER**

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PROFESSIONAL BACKGROUND

Hillary S. Bressler is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Orlando, Florida.

As an investor in commercial real estate and former CEO, Hillary is well-respected as a credible CRE advisor. She brings 25 years of business experience to her clients and has been investing in commercial real estate since 1999. Before joining SVN SRD, Hillary was a pioneer in the digital marketing industry, launching The Golf Channel's first website. She later went on to start one of the first and largest nationwide digital advertising agency. As their founder and CEO, Hillary was able to provide a wide range of services to corporate and national clients like Marriott, Dell, and Universal Studios.

Hillary is a second-generation commercial real estate investor. Growing up in Orlando, her family owned many industrial factories and showrooms throughout Orange County. She acquired her first commercial building for her privately-owned advertising agency which sparked her career as a commercial real estate investor.

Hillary's background in digital marketing coupled with a passion for commercial real estate creates what she calls, "the digital real estate advisor". She goes above and beyond to market her listings and service her clients. Her creative methodology allows her to locate buyers or tenants using advanced digital media strategies.

She also holds experience in mergers and acquisitions with her own agency being acquired in 2014 while negotiating a 5-year lease of her building. Hillary's diverse background and extensive knowledge of the Central Florida market provides guidance to property owners and entrepreneurs as they navigate site selection, effective investment solutions, and the ever-changing real estate market.

Hillary specializes in:

- Industrial/Warehouse
- Office
- Land
- 1031 Exchange

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